

BLOCK 7 LOT 10
IN OR 1649/112
1988 FLEE DW/MH

STECKER RONALD L JR
54466 VIKKI RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0007-0100



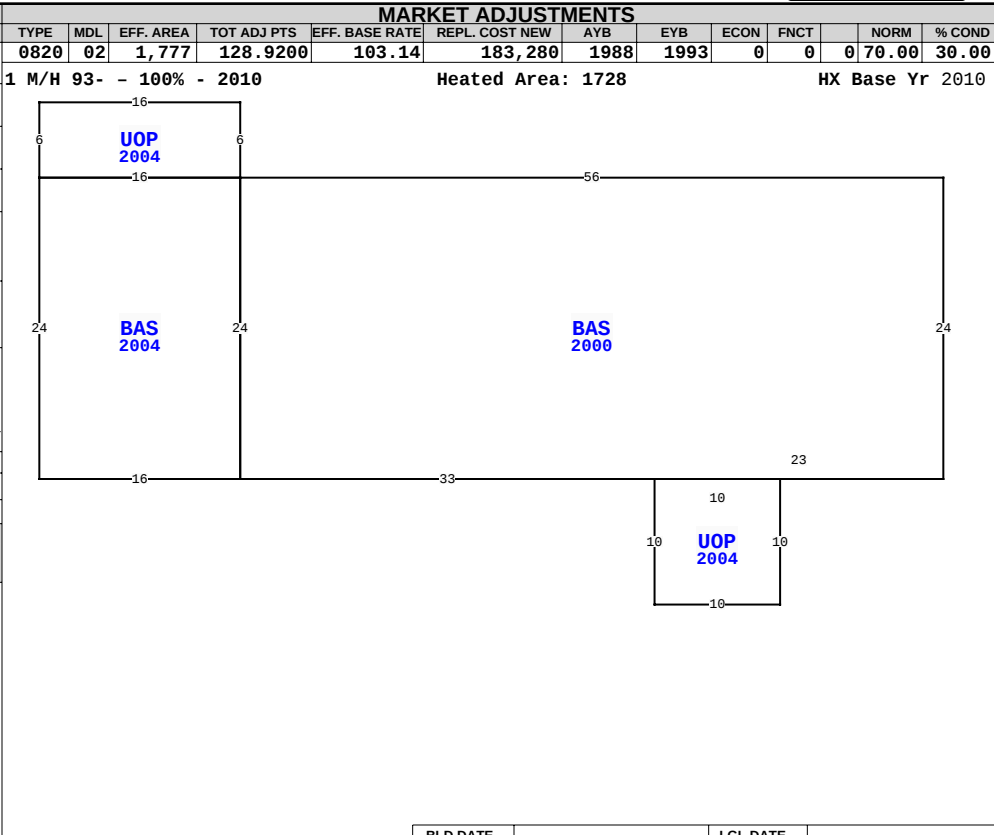
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2000	1,344	41,586
BAS	384	100	2004	384	11,882
UOP	96	25	2004	24	743
UOP	100	25	2004	25	774

TOTALS	1,924			1,777	54,984
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0 100	12	8	132.00	SF	10.00	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0940	SHEDS/PORT	0 100	16	12	192.00	SF	21.30	



54466 VIKKI RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0 100	12	8	132.00	SF	10.00	10.00	100	1998	1998	3	20	264	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
3	0940	SHEDS/PORT	0 100	16	12	192.00	SF	21.30	21.30	100	2000	2000	3	20	818	

LAND DESCRIPTION										TOTAL OB/XF										3,252	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		54,984	
TOTAL MARKET OB/XF VALUE		3,252	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		108,236	
SOH/AGL Deduction		57,464	
ASSESSED VALUE		50,772	
TOTAL EXEMPTION VALUE		HX HB	25,772
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		108,236	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		96,429	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	07/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1649/0112	11/13/2009	WD	Q	I	01	99,000
GRANTOR:SMITH DONALD & VICKI						
GRANTEE:STECKER RONALD L JR						
1537/0004	11/21/2007	WD	Q	I	05	55,300
GRANTOR:LASALLE BANK NATIONAL						
GRANTEE:SMITH DONALD & VICK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W56 UOP=[YR=2004] N6 W16S6 BAS=[YR=2004] S24 E16 N24 W16\$ E16 \$ S24 E33 UOP=[YR=2004] S10 E10 N10 W10\$ E23 N24\$.									